

*Jun 23 2023 4:26 pm*



*ZONING Board of APPEALS  
718 Main Street – Suite 201B  
Fitchburg, MA 01420*

**MEETING AGENDA – JULY 11, 2023**  
**Zoning Board Meeting will hold a public hearing in the**

MEETING TIME: 6:00 AM PM  
 MEETING PLACE: 700 Main Street  
 Room number (if applicable) **Legislative Building at 700 Main Street**

**Note:** This will be a Hybrid meeting. You may either attend the meeting in person at 700 Main St. or via Zoom by requesting a remote attendance link to the City Zoning Secretary at [mmata@fitchburgma.gov](mailto:mmata@fitchburgma.gov)

1. Call to Order
2. Communications
3. Hearings

**PLEDGE OF ALLEGIANCE**  
**ATTENDANCE:**

CASE No.	APPLICANT	PROPERTY	TIME
<b>ZBA-2022-25</b>	<b>LUK, Inc.</b>	<b>297 CLARENDON ST</b>	<b>6:00PM</b>
Review of the Special Permit §181.333 of the City of Fitchburg Code to change the use from a two-family dwelling into a Nonexempt Educational Use pursuant to §181.313D3 & §181.94 located in Residential B District Map 103 Block 24 Lot 0			
<b>ZBA-2022-13</b>	<b>Adam Pishdadian</b>	<b>76 PRICHARD ST</b>	<b>6:15PM</b>
Review of a Special Permit to reinstate a vacant/abandoned building and convert the use from one nonconforming use to another less detrimental nonconforming use as a two-family dwelling pursuant to §181.332 located in the Residential C District at Map 31 Block 80 Lot 0			
<b>ZBA-2022-23</b>	<b>Paula Sanchez</b>	<b>132 PLEASANT ST</b>	<b>6:30PM</b>
Review of a Special Permit under §181.94 of the Fitchburg Zoning Code to change the structure use from one-family into a two-family dwelling pursuant to §181.33 located in the Residential C District Map 30 Block 22 Lot 0			
<b>ZBA-2023-09</b>	<b>Ruth Guzman</b>	<b>324 LUNENBURG ST</b>	<b>6:45PM</b>
Review of the Special Permit under §181.94 of the Fitchburg Zoning Ordinance to reinstate a revoked Special Permit for the reinstatement of a vacant/abandoned building as a 3-family dwelling pursuant to §181.336 located in the Commercial District Map 36 Block 15 Lot 0			
<b>ZBA-2023-15</b>	<b>Nadel Antonio</b>	<b>348 ELM ST</b>	<b>7:00PM</b>
<b>Continuance:</b> Special Permit under §181.332 of the Fitchburg Zoning Ordinance to reinstate a vacant/abandoned nonconforming mix-used structure changing the use to another nonconforming less detrimental use as a duplex pursuant to §181.94 located in the Residential C District Map 10 Block 115 Lot 0			
<b>ZBA-2023-10</b>	<b>Lewis Colten</b>	<b>21 UNION ST</b>	<b>7:15PM</b>
Review of the Special Permit under §181.94 of the Fitchburg Zoning Ordinance to reinstate and change the use of a vacant/abandoned building from a church to a single-family dwelling pursuant to §181.333 located in the Residential C District Map 44 Block 141 Lot 0			

